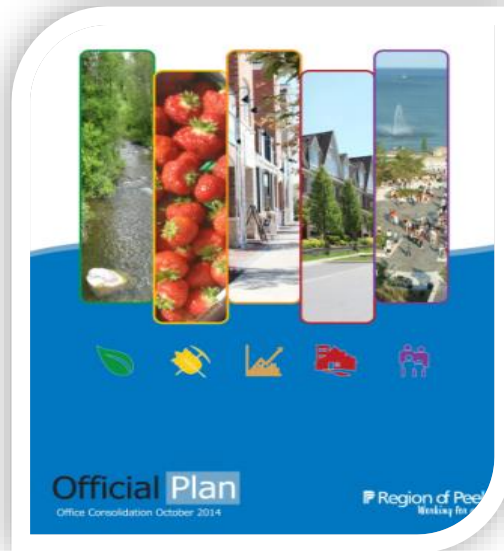
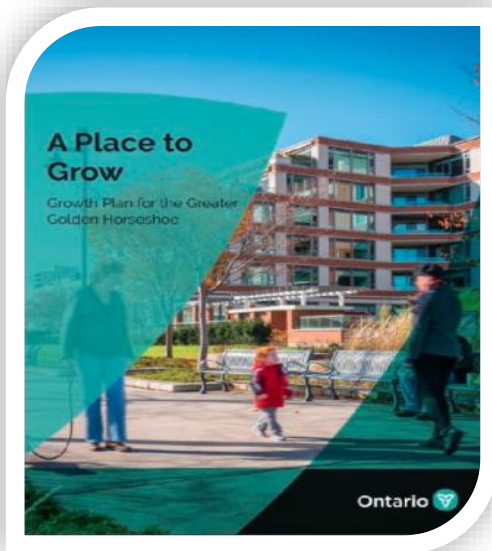


City-Wide Major Transit Station Area Study

Virtual Information Session

April 26, 2022





MTSA Objectives



Accommodate new growth



New roads, trails and cycle lanes



Strengthen existing community character



Support a mix of uses



Allow for a range of housing types



Transit supportive neighbourhoods



Peel2051



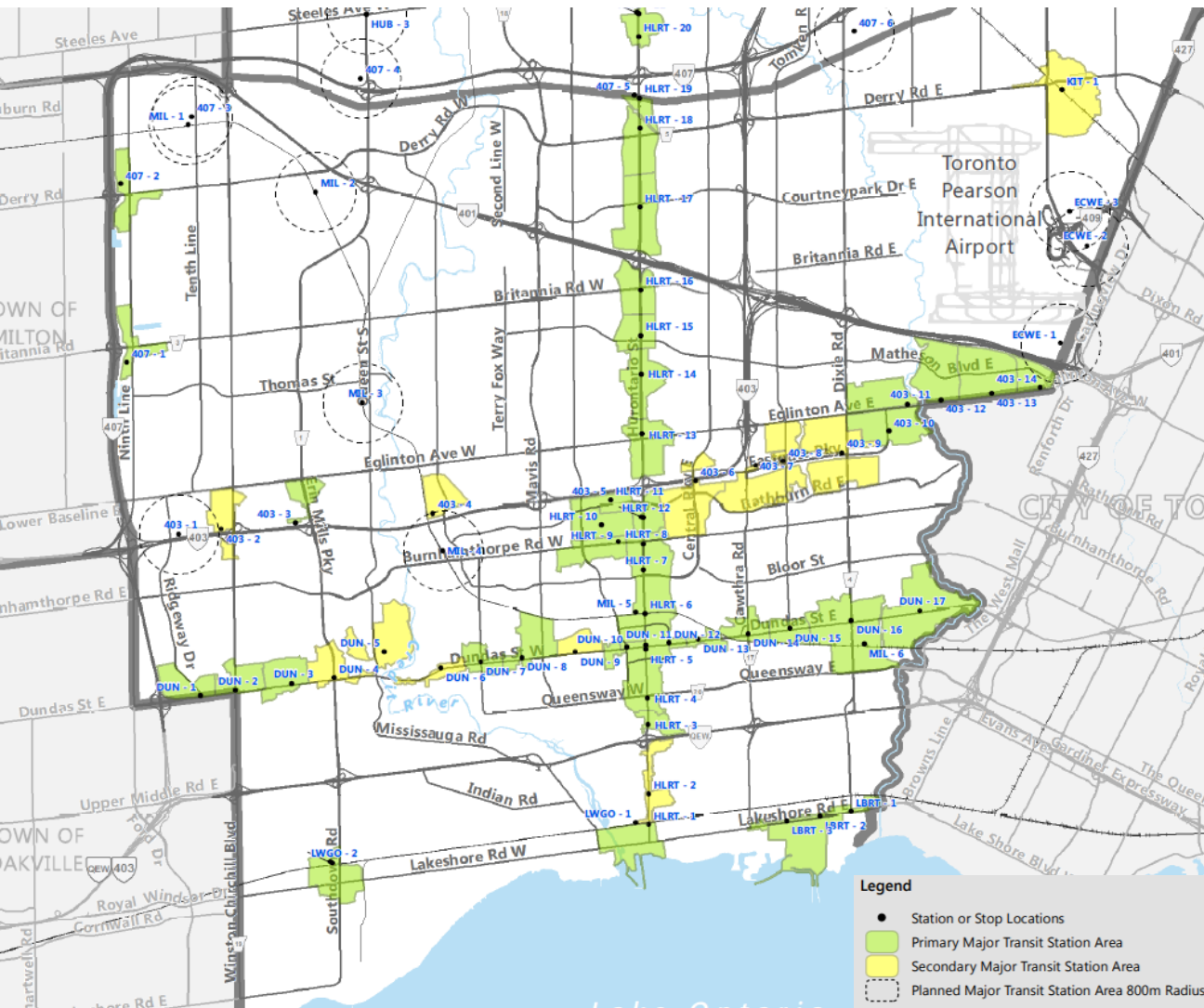
MTSA locations
and boundaries



MTSA minimum
density targets



Region-wide
MTSA policies



As proposed by the Region of Peel (April 2022) – Schedule E6

54

Protected PMTSAs



Light Rail Transit



GO Train Stations



Bus Rapid Transit

+



8 Future MTSAs



MTSA locations
and boundaries



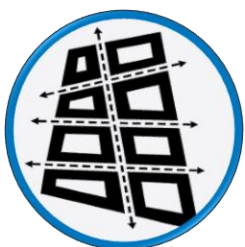
Land Use



Building Heights



Minimum Densities



Connectivity



Community
Infrastructure



Urban Design



Compatibility

Inclusionary Zoning



MTSA Boundaries



Inclusionary Zoning By-law



Affordable Housing in new developments

Amendments to the Official Plan – MTSA Specific Policies



**Downtown Fairview, Cooksville
and Hospital Policy Review**



**Dundas Corridor
Policy Implementation**

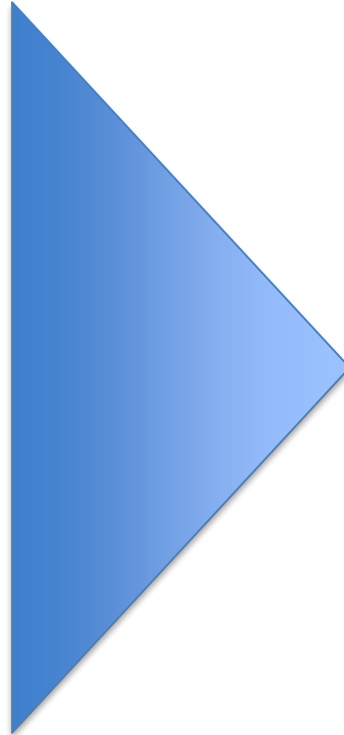


**Lakeshore East
Corridor Study**



**Clarkson Transit
Station Area Study**

**Future MTSA
Studies**



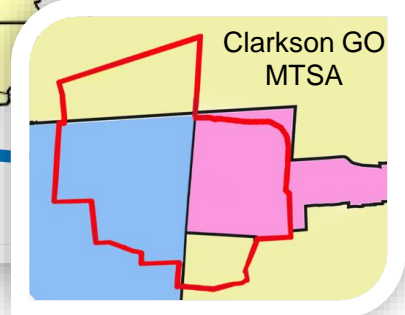
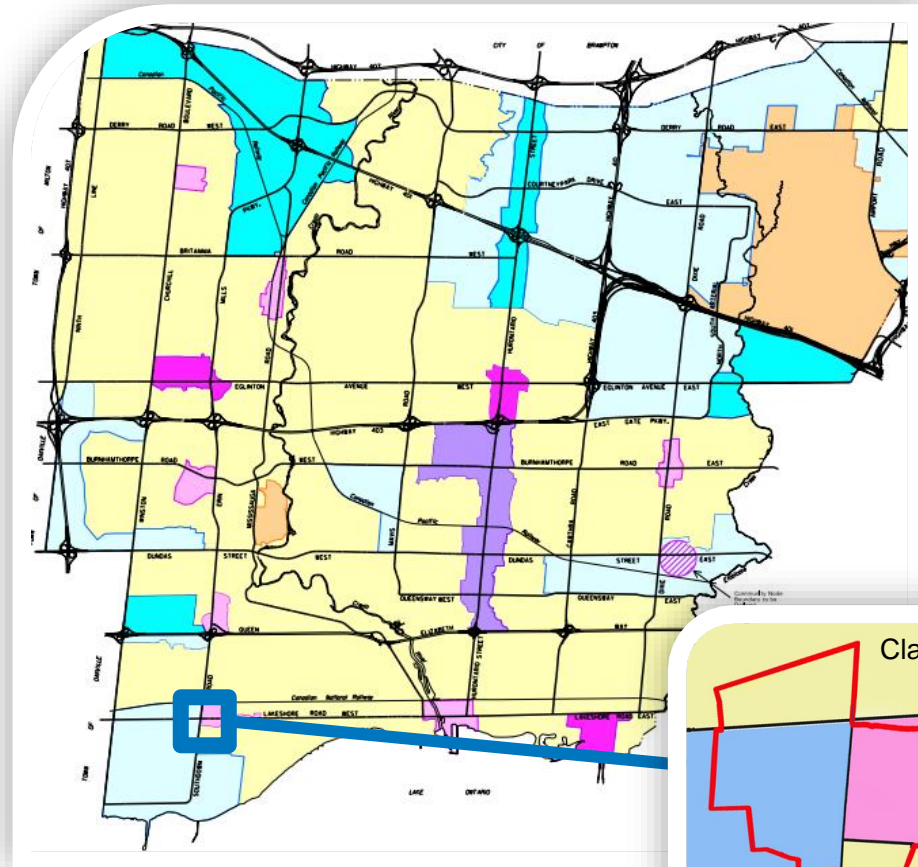
**Major Transit Station
Area Study**



- Guides how the City will grow and develop
- Provides a long term planning vision for the City

Current City Structure includes:

-  Downtown
-  Major Node
-  Community Node
-  Neighbourhood
-  Corporate Centre
-  Employment Area
-  Special Purpose Area



Downtown



Major
Nodes



Community
Nodes



Corporate
Centres



Neighbourhoods



Employment
Areas

- Add a new City-wide MTSA Section.
- Include policies for:
 - General items
 - Land Use
 - Height
 - Density
 - Urban Design
 - Connectivity
 - Community Infrastructure
 - Compatibility
 - Planned MTSA

5 Direct Growth

5.1 Introduction

Mississauga's population and employment growth prospects are expected to remain strong over the next 25 years. Mississauga has sufficient land to accommodate projected growth to 2031 and beyond. As Mississauga is now at the end of its greenfield growth phase, new growth will be accommodated through redevelopment and intensification within developed areas. This chapter describes the Urban System that will be used as the framework for determining where population and employment growth will be encouraged and, conversely, those areas of the city that are expected to remain relatively stable. As such, this chapter also indicates where major infrastructure investments will be directed.

The ability to manage change wisely and direct growth to key strategic locations is critical for Mississauga's continued success and prosperity. Mississauga's population and employment growth will be encouraged in areas with existing and proposed service and infrastructure capacity, particularly transit and community infrastructure. Housing and job growth will be balanced and phased to ensure that required services and amenities keep pace with development.

Existing stable neighbourhoods, valuable cultural heritage resources and the Natural Heritage System will be protected.

Over time, the city will evolve to include a vibrant Downtown, a number of mixed use Major Nodes and Community Nodes, several prestigious Corporate Centres, stable residential Neighbourhoods and diverse Employment Areas. The Airport and the University of Toronto Mississauga are unique destinations. All these areas will coexist with a healthy system of green spaces and be connected by a network of *Corridors* that support high levels of transit use and mobility options.

Encouraging compact, mixed use development in appropriate locations will provide greater opportunities to live and work in Mississauga and reduce the need for extensive travel to fulfill the needs of day-to-day living. Directing growth to locations with existing or planned higher order or express transit service and enhancing opportunities for walking and cycling will allow for competitive alternatives to vehicular travel, which will minimize impacts on our environment and promote public health.



Figure 5-1: The future plan for the Downtown will help to nurture a vibrant, walkable and compact area, offering a variety of choices and experiences for people. This includes great streets that provide pleasant walking and shopping experiences; restaurants and outdoor cafes; places to congregate such as public squares, urban parks and outdoor markets; entertainment districts and cultural places.

- Review of existing MTSA policies
- Update on how to read the MTSA policies in the OP

20 Glossary

All terms listed in the glossary, where used, are bolded and italicized in the Official Plan text.

employment centres, shopping centres. ***Anchor hubs*** also have strategic importance due to their relationship with the Downtown and Airport.

ACTIVE TRANSPORTATION

means any form of self-propelled transportation, which relies on human energy and mobility assisted devices such as, walkers, wheel chairs and

BIODIVERSITY

means the variety of life in all forms, levels, and combinations. It includes ecosystem and landscape genetic diversity.

1 Introduction

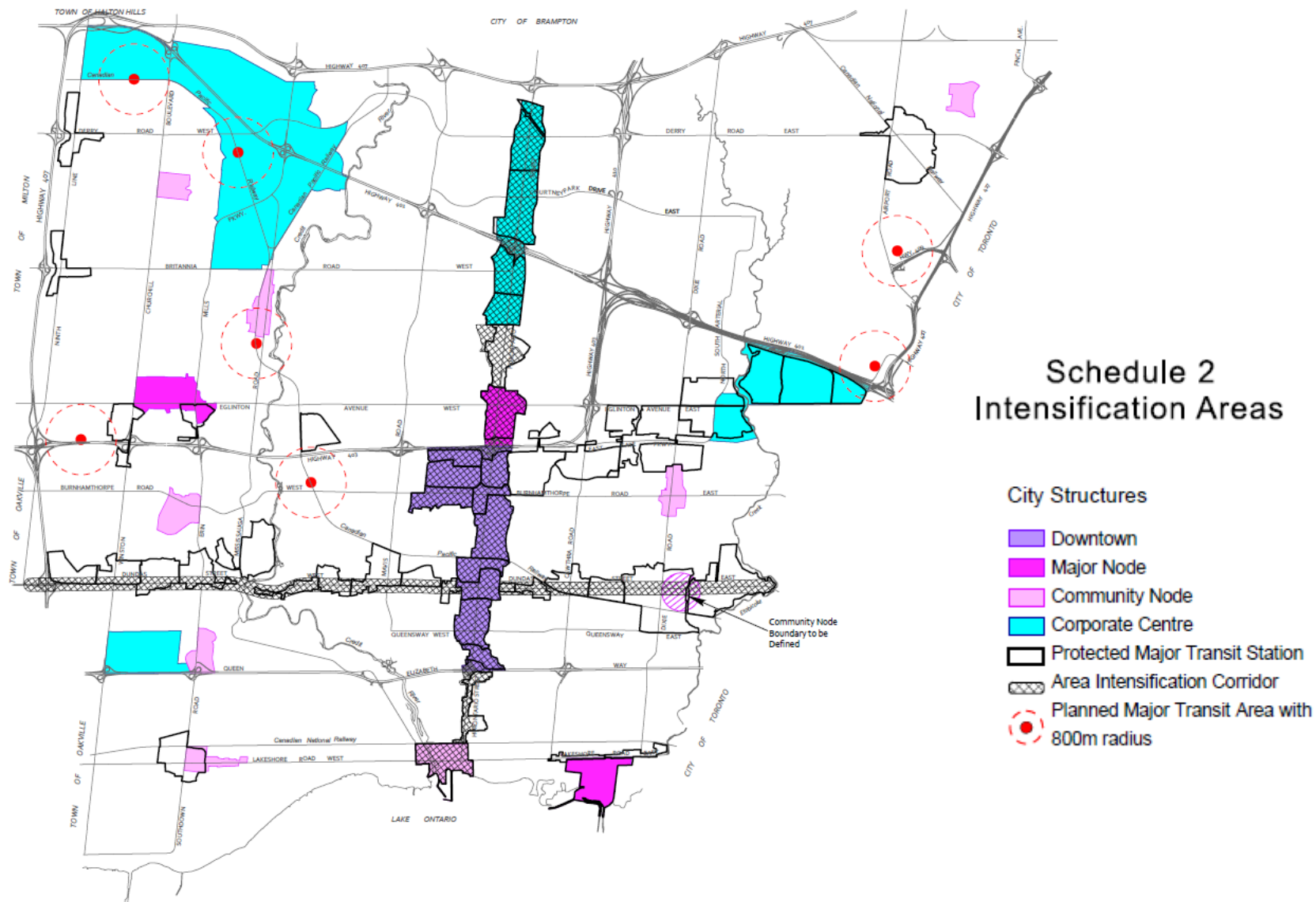
1.1 Background

Mississauga is at a decisive moment in its history – most of its greenfield lands have been developed and much of its infrastructure is in place. New growth will take place primarily through infilling and redevelopment in appropriate areas, which can benefit from growth and change, such as the Hurontario Street Corridor. Many areas, such as existing stable residential Neighbourhoods, will experience little change in the future.

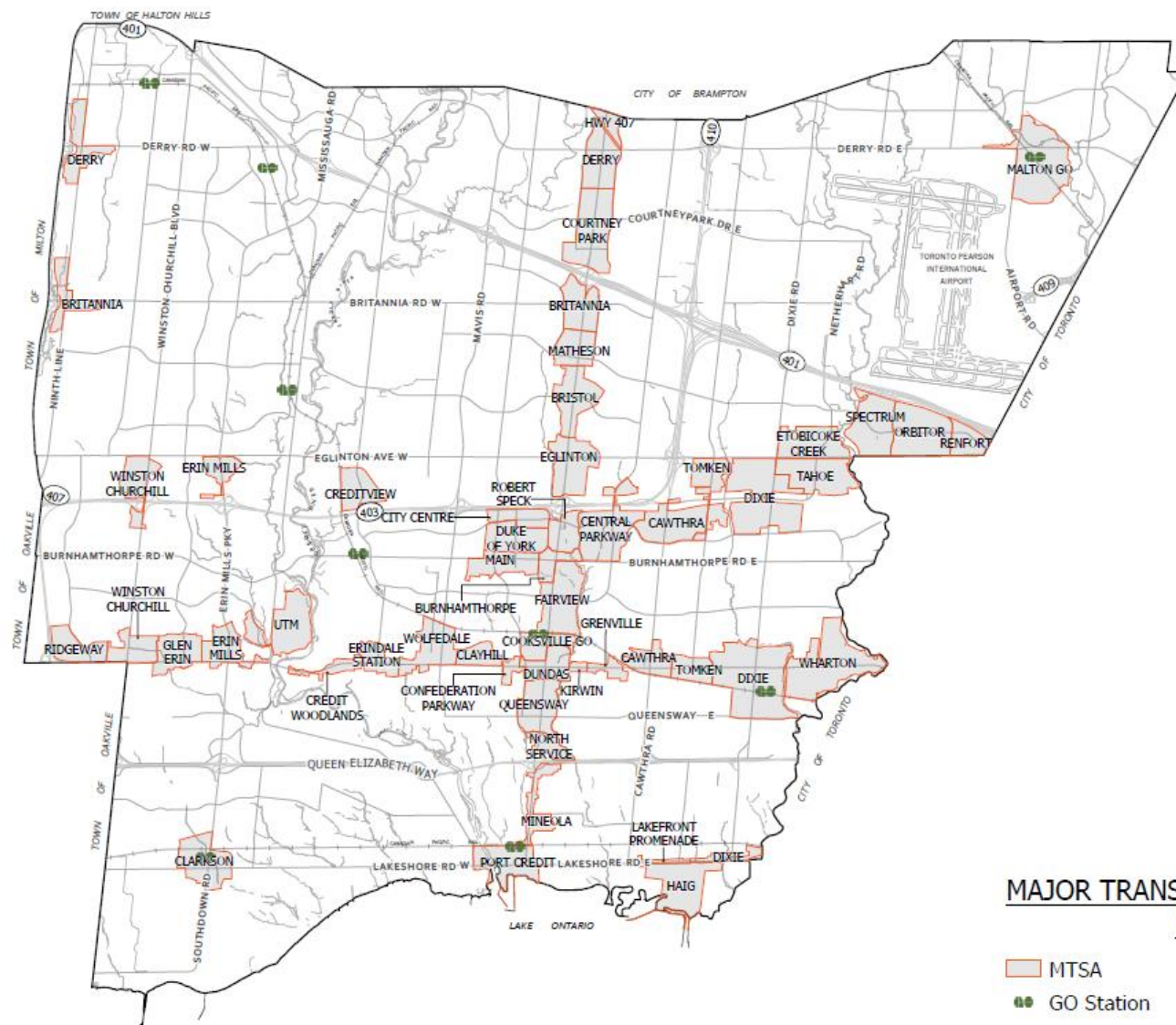
Mississauga Official Plan provides a new policy framework to protect, enhance, restore and expand the Natural Heritage System, to direct growth to where it will benefit the urban form, support a strong public transportation system, and address the long term sustainability of the city. Mississauga Official Plan will be an important instrument in city building. All change within the urban environment will be considered for its capacity to create successful places where people, businesses and the natural environment will collectively thrive.



Amendments to the Official Plan – Schedule 2



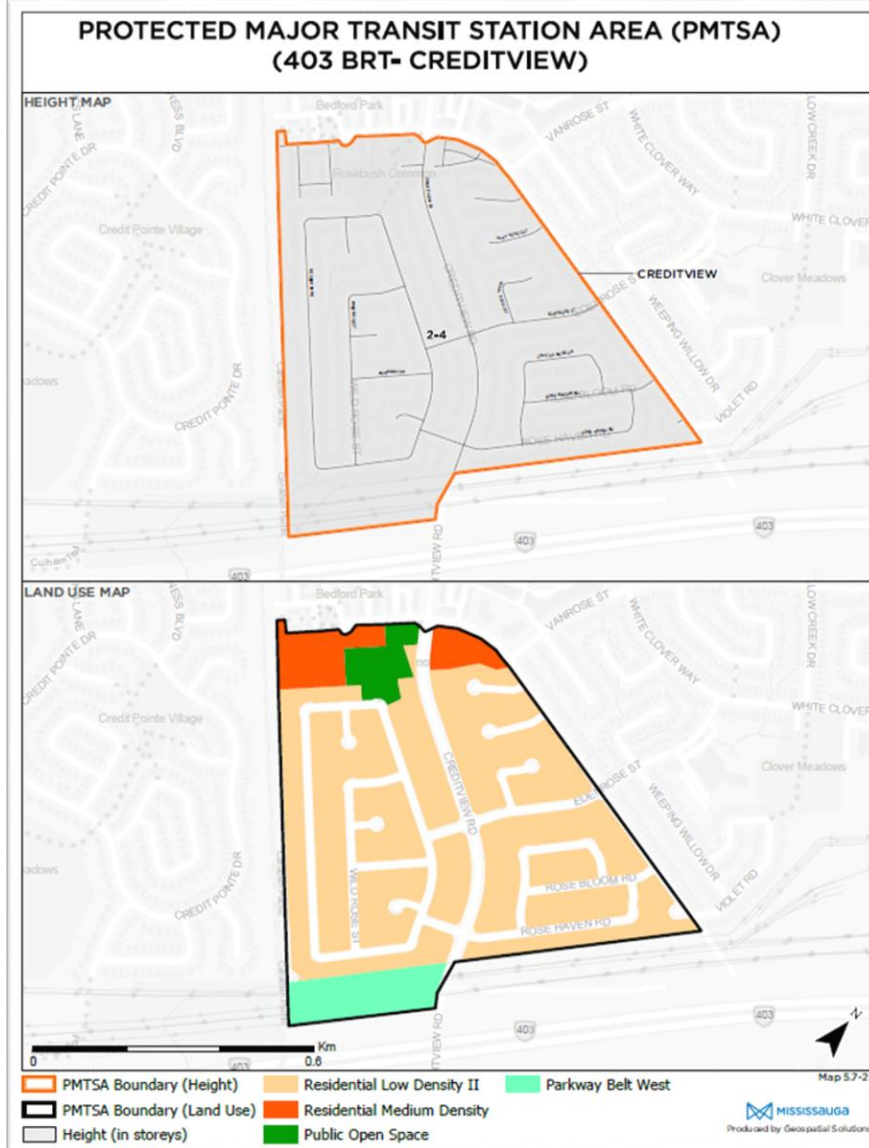
Amendments to the Official Plan – Schedule 11



MAJOR TRANSIT STATION AREA
MAP

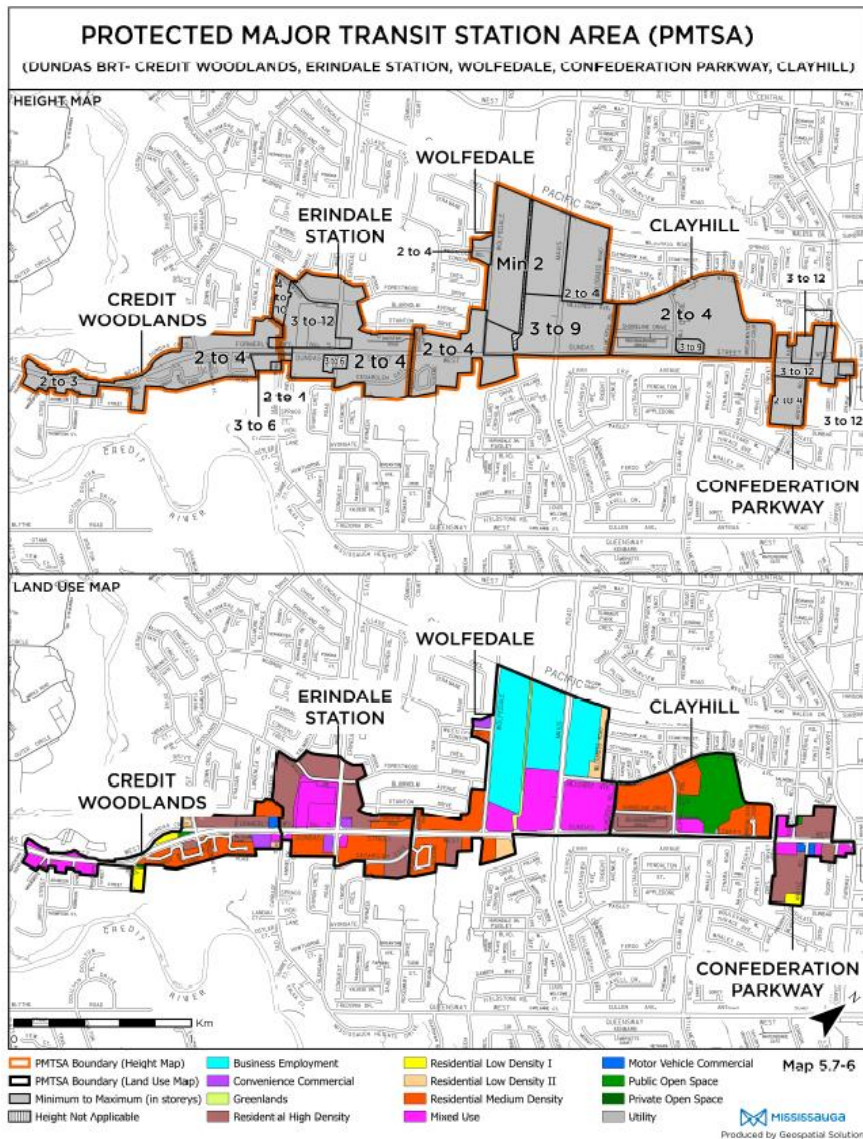
MTSA
GO Station

Amendments to the Official Plan – MTSA Maps



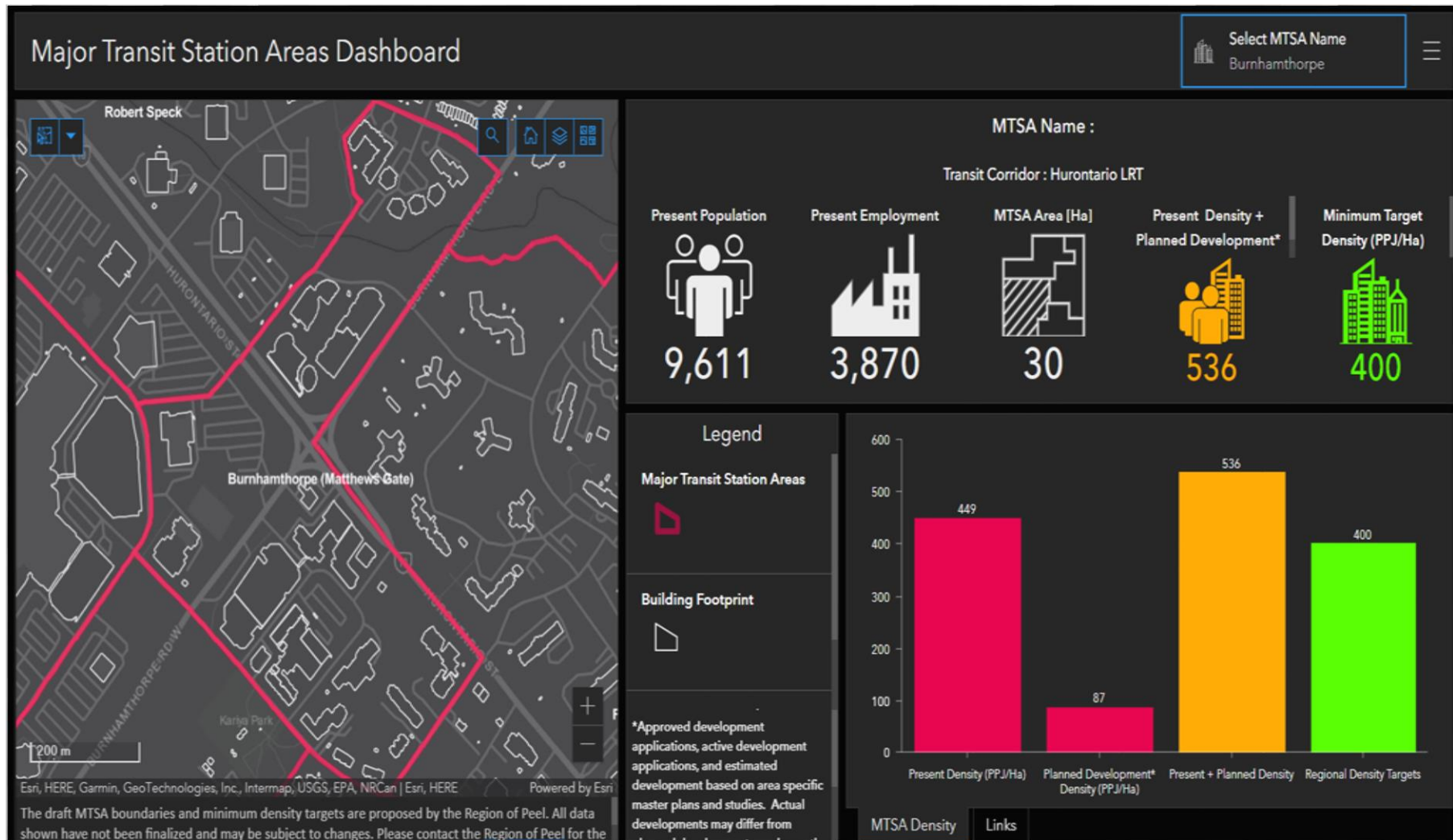
- Individual MTSA maps will form part of Schedule 11
- Maps will show MTSA boundaries, permitted land uses, and allowed building heights

Amendments to the Official Plan – MTSA Maps



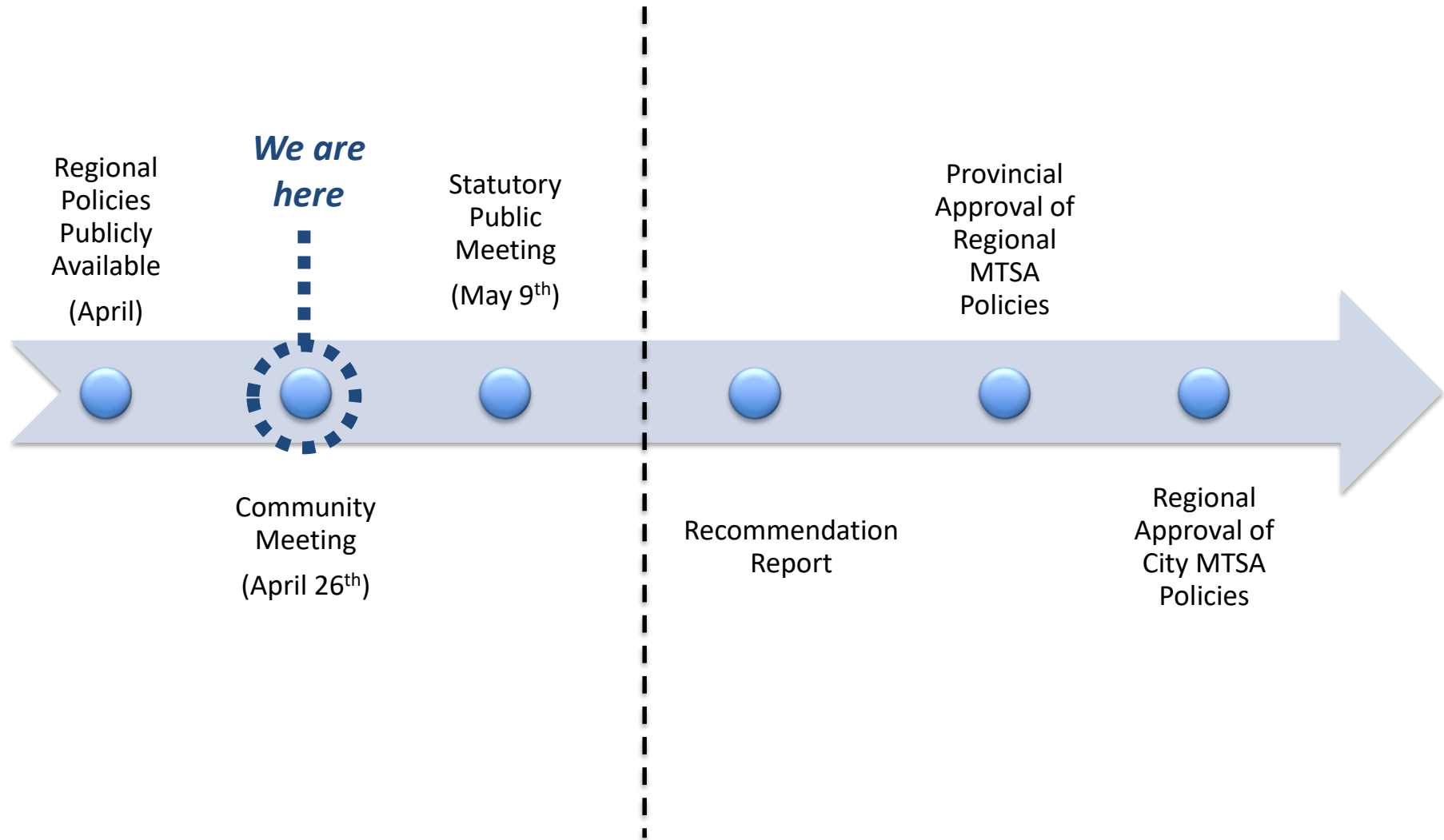
- Emerging recommendations from ongoing studies will be shown for illustrative purposes
- Mapping will reflect approved local area study recommendations in the final OPA

City-Wide MTSA Dashboard

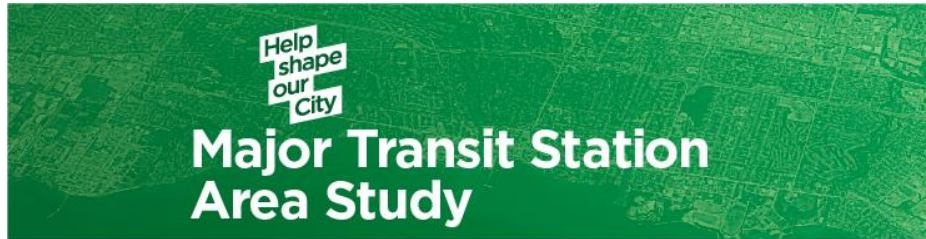


Sample Screenshot for Burnhamthorpe MTSA

Next Steps



Additional Information



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- Bashar.Al-Hussaini@Mississauga.ca

Phone:

- 905-615-3200 x 5177



Have Your Say! Additional Studies



Downtown Fairview, Cooksville and Hospital Policy Review



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W: <https://yoursay.mississauga.ca/>



Lakeshore East Corridor Study



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W: <https://yoursay.mississauga.ca/>

Have Your Say! Additional Studies



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Additional Information

 **Region of Peel**
working with you

COVID-19 Programs and Services

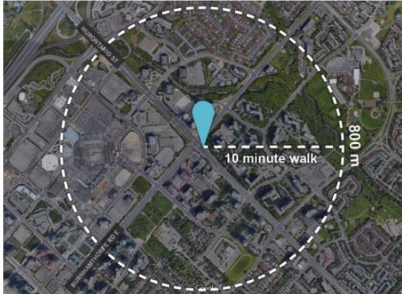
Planning

[Official Plan](#)
[Download the Plan](#)
[Amendments](#)
[Peel 2051 Official Plan review](#)
[Focus areas](#)
[Draft policies and mapping](#)
[Approved amendments](#)
[Public consultations](#)
[Reading Room](#)

Major Transit Station Areas

Major Transit Station Areas are lands within an approximate 500-800 metre radius of a transit station or stop, primarily along existing or planned transit corridors.

MTSAs are intended to be developed as high density, mixed-use, transit-supportive neighbourhoods that provide access to local amenities, jobs, housing, and recreation opportunities.



Conceptual MTSA area

[zoom image](#)



For more information:

- Email: planpeel@peelregion.ca
- call (905) 791-7800 ext. 7169

The background of the slide is composed of several large, overlapping triangles in two shades of blue (a darker royal blue and a lighter sky blue) against a white background. The triangles are arranged in a way that creates a dynamic, geometric pattern. The text "Thank you for joining us!" is centered in the lower-left portion of the slide, within the white space.

Thank you for joining us!